

**MINUTES  
HURST CITY COUNCIL  
SPECIAL SESSION  
THURSDAY, MAY 31, 2018**

On the 31<sup>st</sup> day of May 2018, at 5:00 p.m., the City Council of the City of Hurst, Texas, convened in Special Session at City Hall, 1505 Precinct Line Road, Hurst, Texas, with the following members present:

Henry Wilson	)	Mayor
David Booe	)	Mayor Pro Tem
Bill McLendon	)	Councilmembers
Nancy Welton	)	
Larry Kitchens	)	
Cathy Thompson	)	
Jon McKenzie	)	
Clay Caruthers	)	City Manager
Rita Frick	)	City Secretary

with the following members absent: none, constituting a quorum; at which time, the following business was transacted:

**CALL TO ORDER** – Mayor Wilson called the meeting to order at 5:00 p.m.

**EXECUTIVE SESSION in Compliance with the Provisions of the Texas Open Meetings Law, Authorized by Government Code, 551.087 deliberation and conducting of economic development negotiations regarding financial information relative to prospective business expansion in the City (CN Churchill IV, LLC) and 551.072 deliberate the purchase, exchange, lease, or value of real property (Animal Control Shelter) and to reconvene in Open Session at the conclusion of the Executive Session**

Mayor Wilson recessed the meeting to Executive Session at 5:00 p.m. in compliance with the provisions of the Texas Open Meetings Law, authorized by Government Code, 551.087 deliberation and conducting of economic development negotiations regarding financial information relative to prospective business expansion in the City (CN Churchill IV, LLC) and 551.072 deliberate the purchase, exchange, lease, or value of real property (Animal Contract Shelter) and to reconvened Open Session at 6:19 p.m.

1. Consider authorizing the city manager to extend the Certificate of Occupancy deadline for CN Churchill IV, LLC and take any other necessary action.

Mayor Wilson recognized City Attorney Matthew Boyle who stated his understanding, based on discussion in the Executive Session, the Council may wish to consider the following motion: A motion to authorize the city manager to executive modification to the Economic Development Agreement with CN Churchill IV, LLC, consistent with discussions in Executive Session and as follows: Year 1 of the incentives on Exhibit “B” for both Property and Hotel/Motel Tax are eliminated. The developer must obtain a Temporary Certificate of Occupancy no later than June 15,

2018. In the event the developer fails to achieve the June 15 deadline for obtaining the Temporary Certificate of Occupancy, for each week thereafter that deadline is missed the rebates in Exhibit "B" are reduced 10% per line item per each week of delay. In the event that a final Certificate of Occupancy is not obtained by June 30 all of the rebate incentives in Exhibit "B" are eliminated.

City Manager Caruthers requested a clarification on the year one strike. Mayor Wilson stated it would lop off the end, so you have two years of 100%, then starts down. City Attorney Matthew Boyle stated if someone wishes to make such a motion they could do so by simply saying so moved.

Councilmember Kitchens stated so moved. Motion seconded by Councilmember Welton. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, Thompson, McKenzie, and Welton  
No: None

2. Consider any and all action necessary ensuing from Executive Session – No action was taken.

### **ADJOURNMENT**

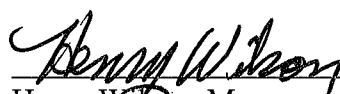
The meeting was adjourned at 6:22 p.m.

**APPROVED this the 12<sup>th</sup> day of June 2018.**

**ATTEST:**

  
\_\_\_\_\_  
Rita Frick, City Secretary

**APPROVED:**

  
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Henry Wilson, Mayor